178.0	0008	0019.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,900 / 666,900
					USE VALUE:	666,900 / 666,900
					ASSESSED:	666,900 / 666,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
122		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOVEALL KARLA A
Owner 2:	SHI WENHUA
Owner 3:	
Street 1:	122 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DUMAS LELAND/LIFE ESTATE -
Owner 2:	-
Street 1:	122 CHARLTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1664 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6098.000	244,800		422,100	666,900
Total Card	0.140	244,800		422,100	666,900
Total Parcel	0.140	244,800		422,100	666,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.78 /Parcel: 400.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121175

GIS Ref

GIS Ref

Insp Date 08/02/18

!14045!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0008-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	244,800	0	6,098.	422,100	666,900		Year end	12/23/2021
2021	101	FV	236,500	0	6,098.	422,100	658,600		Year End Roll	12/10/2020
2020	101	FV	236,500	0	6,098.	422,100	658,600	658,600	Year End Roll	12/18/2019
2019	101	FV	194,600	0	6,098.	422,100	616,700	616,700	Year End Roll	1/3/2019
2018	101	FV	183,900	0	6,098.	355,700	539,600	539,600	Year End Roll	12/20/2017
2017	101	FV	183,900	0	6,098.	325,600	509,500	509,500	Year End Roll	1/3/2017
2016	101	FV	183,900	0	6,098.	277,400	461,300	461,300	Year End	1/4/2016
2015	101	FV	171,900	0	6,098.	241,200	413,100	413,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:14:18

LAST REV

Date	Time
06/11/19	09:37:15
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14045

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUMAS LELAND/LI	69431-25		6/14/2017		630,000	No	No		
DUMAS LELAND B	31806-285		9/6/2000	Family	99	No	No		
	7485-581		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2019	221	Redo Bat	4,500	C				
7/13/2017	809	Heat App	9,500	C				
7/13/2017	862	Add Bath	10,000	C				
6/28/2017	765	Inter-De	1,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
4/23/2018	SQ Returned	MM	Mary M
10/15/2008	Meas/Inspect	355	PATRIOT
10/15/2008	Meas/Inspect	355	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121175
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6098		Sq. Ft.	Site		0	70.	0.99	7									422,058						422,100	

Total AC/HA:	0.13999	Total SF/SM:	6098	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,058	Spl Credit		Total:	422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28100955
Const Adj.:	0.99000001
Adj $ / SQ:	139.502
Other Features:	87084
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	354780
Depreciation:	109982
Depreciated Total:	244798

COMMENTS

SUMP PUMP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

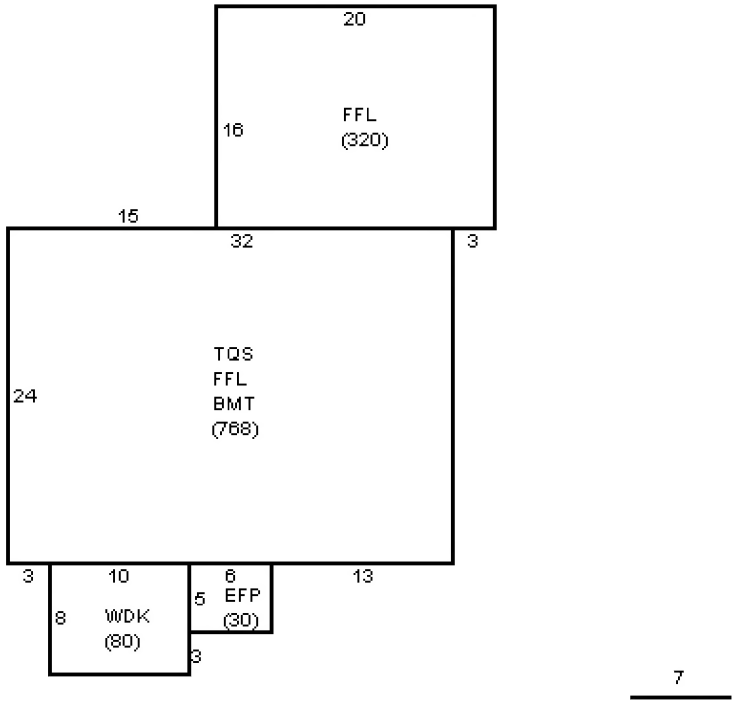
No Unit	RMS	BRS	FL
1	7	5	
Totals			
1	7	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.50
Special Features:	0	Val/Su Net:	96.30
Final Total:	244800	Val/Su SzAd	147.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	139.500	151,778
BMT	Basement	768	41.850	32,141
TQS	3/4 Story	576	139.500	80,353
WDK	Deck	80	15.840	1,267
EFP	Enclos Porch	30	71.870	2,156

Net Sketched Area:	2,542			Total:	267,695
Size Ad	1664	Gross Area	2734	FinArea	1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0008-0019.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc